



GRASSROOTS
REALTY GROUP

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1025 Shawnee Road SW
Calgary, Alberta

MLS # A2284518



\$699,900

Division:	Shawnee Slopes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,566 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, Road Frontage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Work benches in garage and basement

Excellent opportunity for these much-in-demand bungalow villas in one of Calgary's most walkable communities, Shawnee Estates. Substantially upgraded, this very popular floor plan is a perfect home for maintenance-free living with fee simple ownership (not a condominium). This incredible find features new or newer roof, triple pane windows, furnace, A/C, hot water tank, Poly "B" removed, exterior doors and storm doors, water softener, hardwood floors throughout the main floor, upgraded lighting, bathroom renovations, pot lights, heated garage with an epoxy floor, and full basement development. Enjoy a total of 3 bedrooms (2 on the main floor), 3 full baths, a main floor office/den, vaulted ceilings, a power awning to help keep you cool on the sun-drenched west-facing deck. Upgraded glass deck rails, cove mouldings, French door, natural gas fireplace conversion, quality appliances, GFCIs added and more. Snow removal and landscaping are included for \$160.00/month. Walk to the LRT and Fish Creek Park in minutes, close to ring road access, shopping and more.